

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2004 Assessment Roll

**Area Name / Number:** Shorewood/Normandy Park / 49  
**Previous Physical Inspection:** 2001

**Sales - Improved Summary:**

Number of Sales: 351

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2003 Value</b>	\$118,000	\$235,600	\$353,600	\$383,600	92.2%	14.14%
<b>2004 Value</b>	\$123,400	\$253,100	\$376,500	\$383,600	98.1%	13.94%
<b>Change</b>	+\$5,400	+\$17,500	+\$22,900		+5.9%	-0.20%
<b>% Change</b>	+4.6%	+7.4%	+6.5%		+6.4%	-1.41%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.20% and -1.41% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2003 Value</b>	\$133,000	\$238,800	\$371,800
<b>2004 Value</b>	\$139,200	\$259,800	\$399,000
<b>Percent Change</b>	+4.7%	+8.8%	+7.3%

Number of one to three unit residences in the Population: 4460

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics, such as grade, age, condition, stories, living area, view, waterfront, lot size, land problems and neighborhoods. The analysis results, using the sales available, showed that parcels with heavy traffic and parcels with Puget Sound Waterfront required an adjustment to improve uniformity and assessment levels. Therefore, a market adjustment of -5% was applied to all parcels with a heavy traffic coding. Puget Sound waterfront parcels with 10 waterfront feet or more received an adjustment of 15%. Twenty-four parcels that have land and building problems as a result of the 2001 earthquake and land slide were exempt from any market adjustment. All other parcels in this area received an overall adjustment of 6.4%.

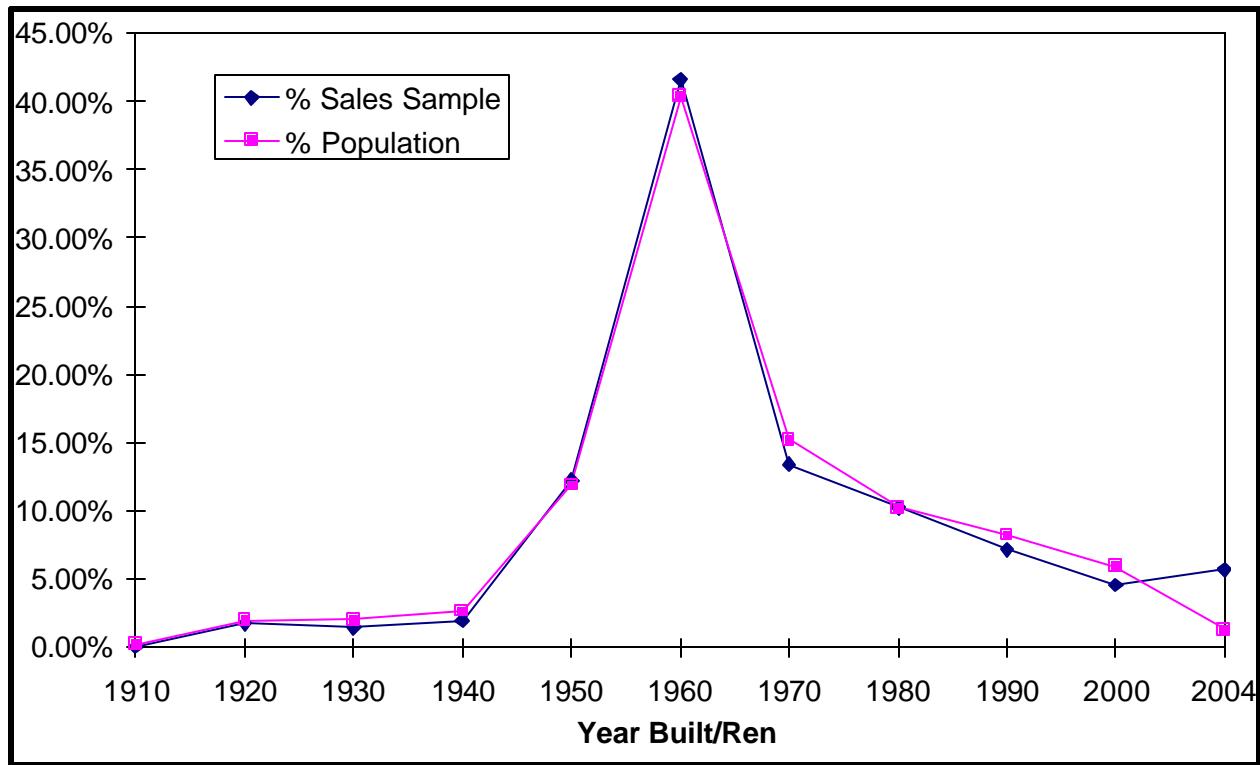
These adjustments improve equalization, assessment levels and uniformity.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	6	1.71%
1930	5	1.42%
1940	7	1.99%
1950	43	12.25%
1960	146	41.60%
1970	47	13.39%
1980	36	10.26%
1990	25	7.12%
2000	16	4.56%
2004	20	5.70%
	351	

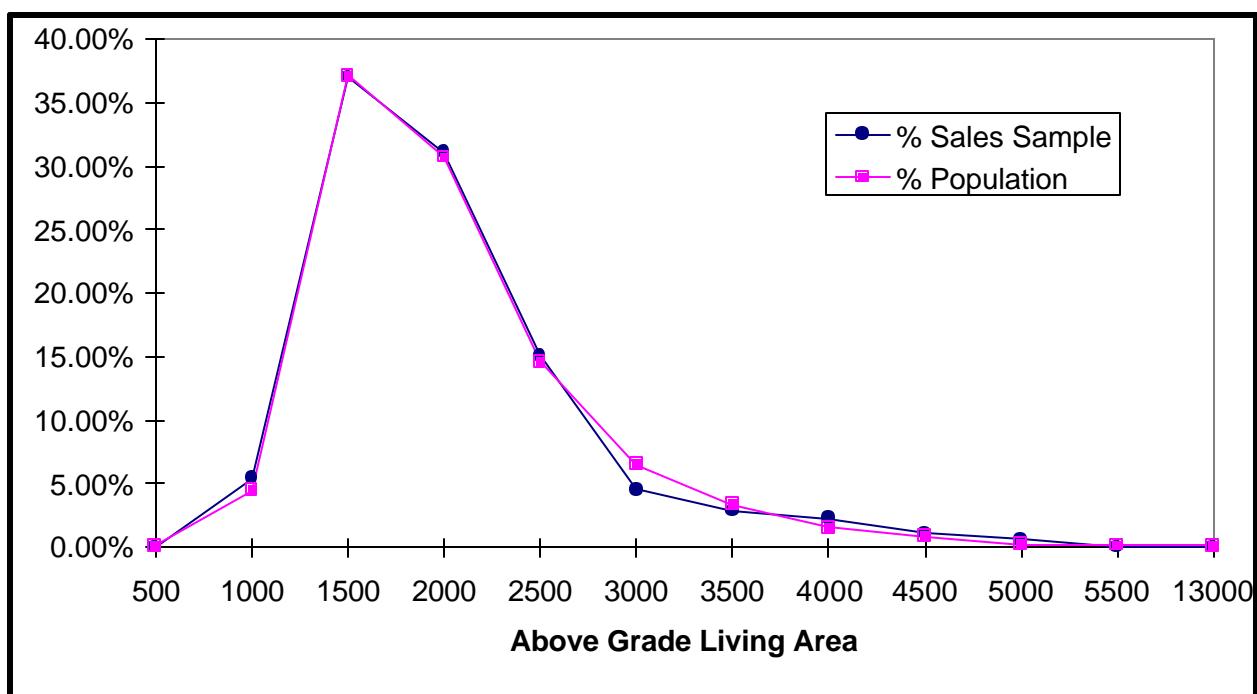
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	9	0.20%
1920	88	1.97%
1930	90	2.02%
1940	119	2.67%
1950	530	11.88%
1960	1802	40.40%
1970	678	15.20%
1980	457	10.25%
1990	367	8.23%
2000	264	5.92%
2004	56	1.26%
	4460	



Sales of new homes built in the last four years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

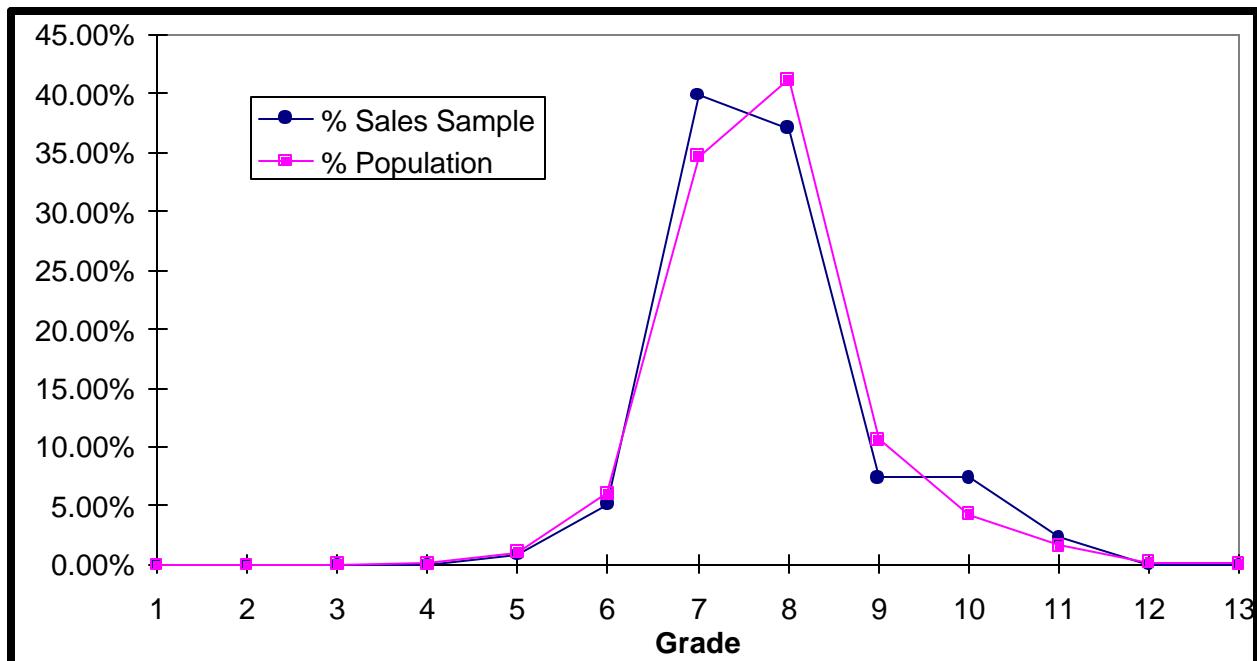
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	4	0.09%
1000	19	5.41%	1000	200	4.48%
1500	130	37.04%	1500	1656	37.13%
2000	109	31.05%	2000	1371	30.74%
2500	53	15.10%	2500	653	14.64%
3000	16	4.56%	3000	292	6.55%
3500	10	2.85%	3500	151	3.39%
4000	8	2.28%	4000	68	1.52%
4500	4	1.14%	4500	39	0.87%
5000	2	0.57%	5000	11	0.25%
5500	0	0.00%	5500	8	0.18%
13000	0	0.00%	13000	7	0.16%
	351			4460	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

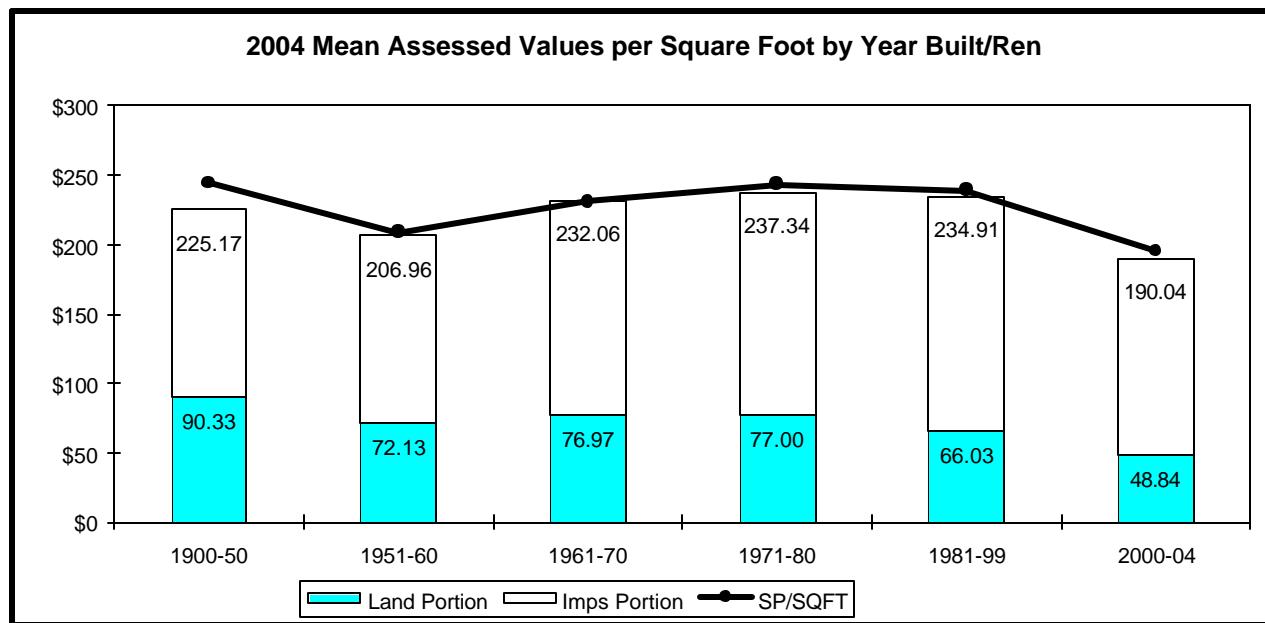
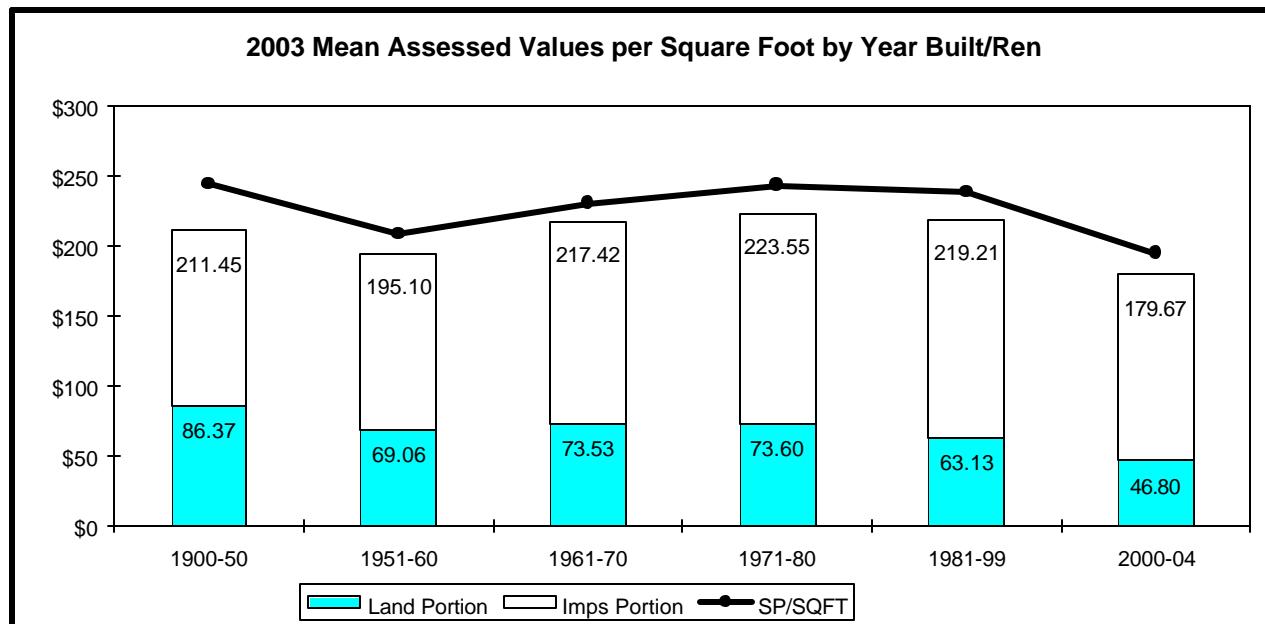
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	0	0.00%	4	4	0.09%
5	3	0.85%	5	47	1.05%
6	18	5.13%	6	270	6.05%
7	140	39.89%	7	1548	34.71%
8	130	37.04%	8	1839	41.23%
9	26	7.41%	9	475	10.65%
10	26	7.41%	10	190	4.26%
11	8	2.28%	11	72	1.61%
12	0	0.00%	12	10	0.22%
13	0	0.00%	13	4	0.09%
	351			4460	



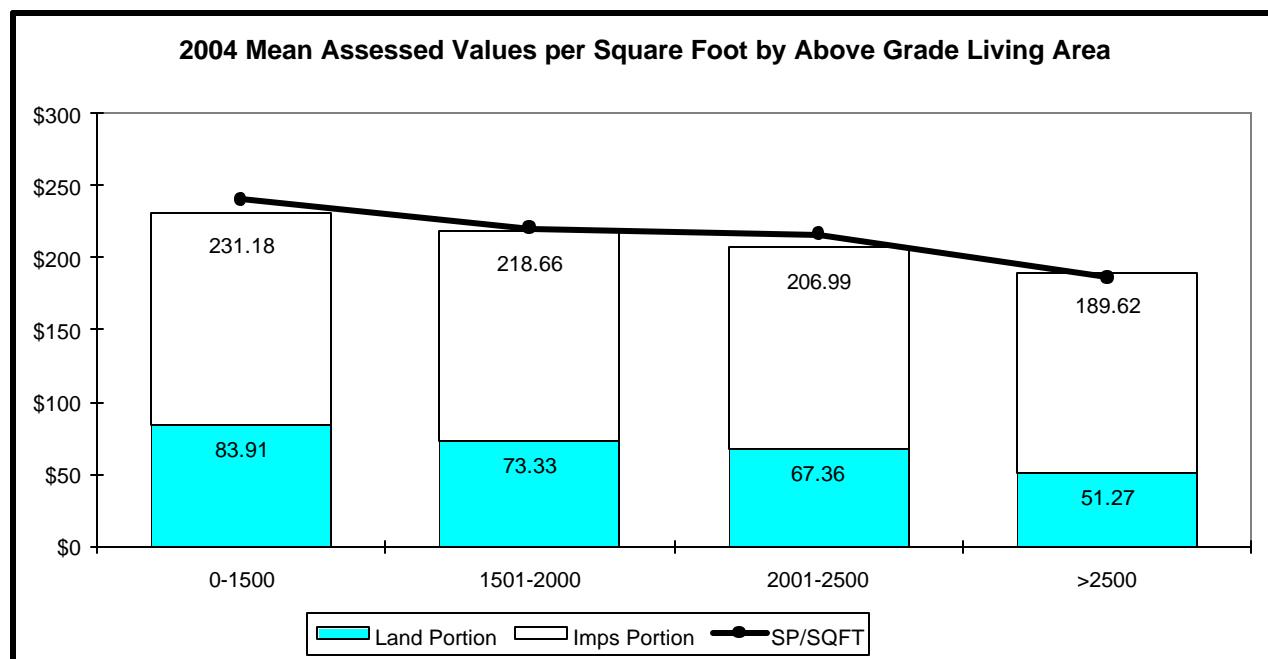
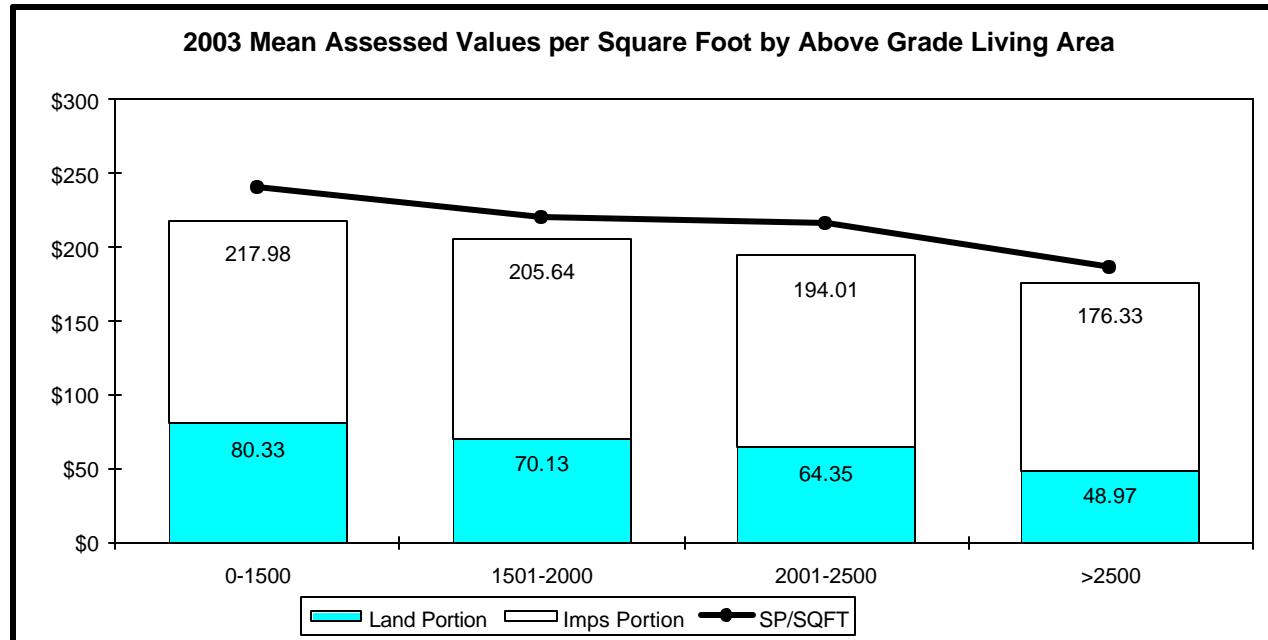
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Year Built or Year Renovated***



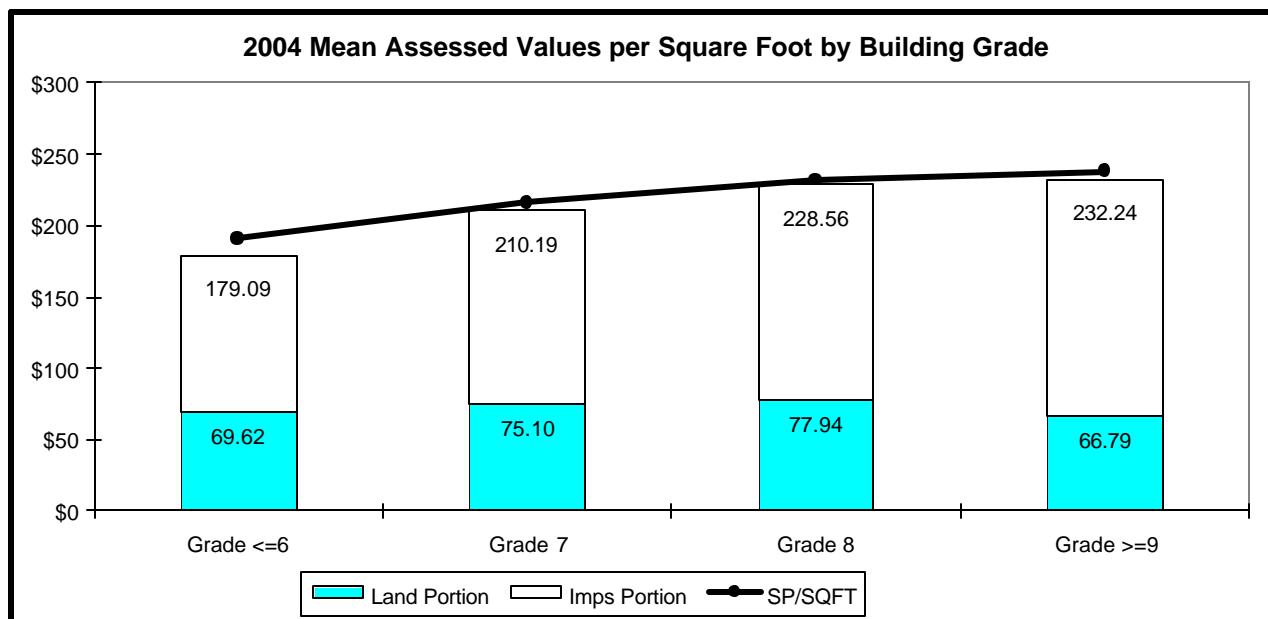
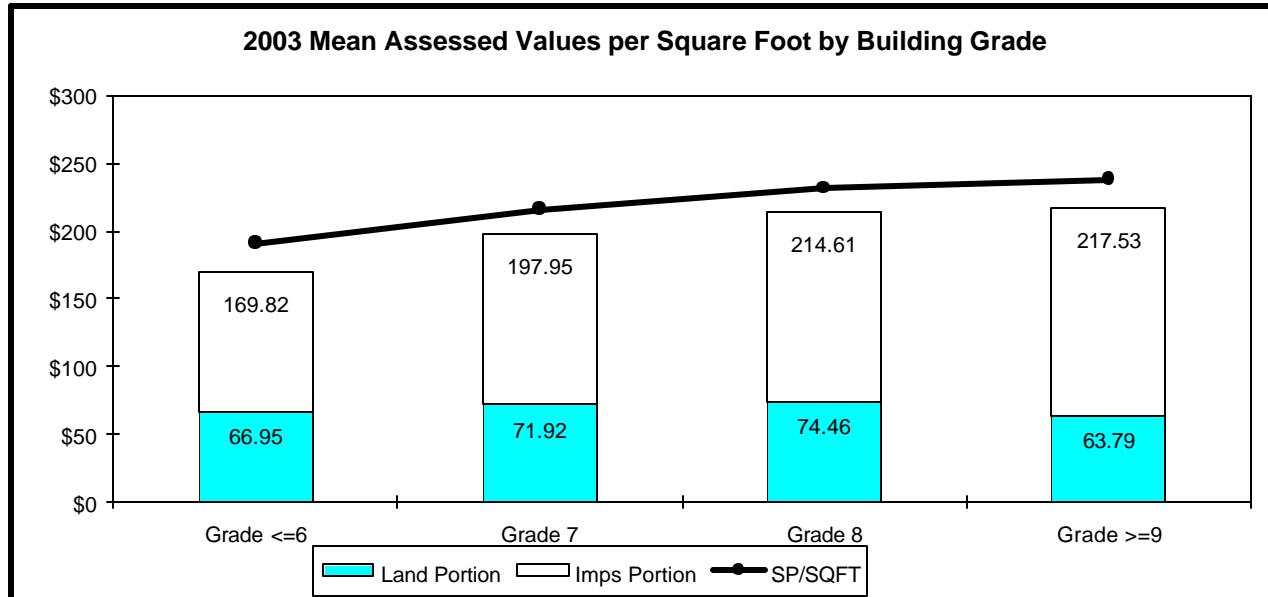
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values  
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values  
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

## ***Land update***

Based on the **9** usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **4.7%** increase in land assessments in the area for the 2004 Assessment Year. The formula is:

2004 Land Value = 2003 Land Value x **1.05**, with the result rounded down to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **351** usable residential sales in the area.

### **Improved Parcel Update (continued)**

The analysis for this area consisted of a general review of applicable characteristics, such as grade, age, condition, stories, living area, view, waterfront, lot size, land problems and neighborhoods. The analysis results, using the sales available, showed that parcels with heavy traffic and parcels with Puget Sound Waterfront required an adjustment to improve uniformity and assessment levels. Therefore, a market adjustment of -5% was applied to all parcels with a heavy traffic coding. Puget Sound waterfront parcels with 10 waterfront feet or more received an adjustment of 15%. Twenty-four parcels that have land and building problems as a result of the 2001 earthquake and land slide were exempt from any market adjustment. All other parcels in this area received an overall adjustment of 6.4%.

The derived adjustment formula is:

2004 Total Value = 2003 Total Value \*1.064 If Traffic <2 and Puget Sound Waterfront is <11

? OR 2004 Total Value = 2003 Total Value \* 1.15 if Puget Sound Waterfront is >10

? OR 2004 Total Value = 2003 Total Value \*.95 if Traffic >1 and Puget Sound Waterfront is <11

The resulting total value is rounded down to the next \$1,000, *then*:

2004 Improvements Value = 2004 Total Value minus 2004 Land Value

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, the formula derived from the house is used to arrive at new total value  
\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.  
\*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value \* 1.00).  
\*If vacant parcels (no improvement value) only the land adjustment applies.  
\*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)  
\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.  
\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.  
\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).  
\*If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

2004 Total Value = 2004 Land Value + Previous Improvement Value \* 1.074, with results rounded down to the next \$1,000

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 49 Annual Update Model Adjustments

**2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

6.40%

### **Comments**

The overall % adjustments shown is what will be applied in the absence of any other adjustments.

Parcels with more than 10 waterfront feet of Puget Sound (not located on Arrow Lake(028265)) would receive an adjustment of 15% instead of the 6.40% overall. There are 326 Waterfront parcels that would receive this adjustment.

Parcels with a heavy traffic coding would receive an adjustment of -5% instead of the 6.40% overall. There are 71 parcels with Heavy Traffic coding that would receive this adjustment.

Parcels that have both more than 10 waterfront feet of Puget Sound and a heavy traffic coding would receive the waterfront adjustment of 1.15% only. There are 4 parcels that have both waterfront and heavy traffic.

Twenty-four parcels that have land and building problems as a result of the 2001 earthquake and land slide were exempt from any market adjustment

91% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## **Parcels Near Three Tree Point Impacted By Earthquake and Mudslide**

The properties in this list are excluded from the annual update formula due to severe documented problems resulting from the earthquake of February 2001 or the mud slide on December 16, 2001. Each of these properties will receive no change to both the land and improvement portions of the value

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Location Address</b>	<b>Event</b>
8	182720	0025	2450 SW 172ND ST	Slide 12/2001
8	182720	0036	2438 SW 172ND ST	Slide 12/2001
8	292860	0242	Vacant	Slide 12/2001
8	292860	0248	2618 SW 172ND ST	Slide 12/2001
8	292960	0015	17433 SYLVESTER RD SW	Slide 12/2001
8	292960	0018	1952 SW 172ND ST	Slide 12/2001
8	763180	0045	16445 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0054	16503 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0055	16501 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0065	16507 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0067	16505 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0076	Vacant	Earthquake 2/2001, road closed
8	763180	0085	Vacant	Earthquake 2/2001, road closed
8	763180	0086	16525 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0095	16527 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0096	Vacant	Earthquake 2/2001, road closed
8	763180	0105	16535 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0110	16533 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0115	16539 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0120	16537 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0125	16543 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0130	16611 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0135	16613 MAPLEWILD AV SW	Earthquake 2/2001, road closed

## Area 49 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .981

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=6	21	0.885	0.932	5.4%	0.852	1.013
7	140	0.923	0.981	6.2%	0.958	1.003
8	130	0.922	0.983	6.6%	0.959	1.008
>=9	60	0.924	0.987	6.8%	0.951	1.023
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1950	61	0.861	0.920	6.8%	0.875	0.964
1951-1960	146	0.937	0.995	6.1%	0.974	1.015
1961-1970	47	0.944	1.010	7.0%	0.969	1.051
1971-1980	36	0.921	0.980	6.4%	0.936	1.023
1981-1999	41	0.939	1.003	6.9%	0.960	1.047
2000-2004	20	0.917	0.969	5.6%	0.902	1.035
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair/Average	229	0.926	0.986	6.4%	0.968	1.004
Good/Very Good	122	0.913	0.973	6.7%	0.948	0.999
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	260	0.926	0.984	6.3%	0.967	1.001
1.5	30	0.895	0.952	6.5%	0.890	1.015
2	61	0.920	0.985	7.0%	0.949	1.021

## Area 49 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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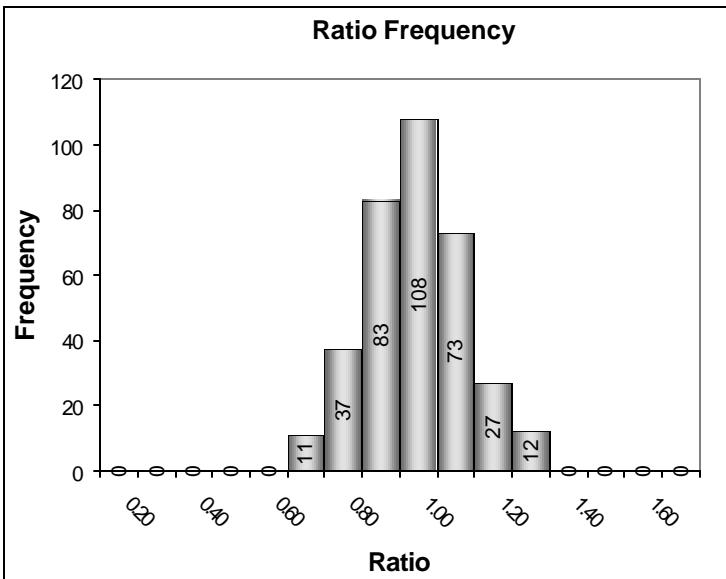
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<1500	149	0.909	0.964	6.0%	0.943	0.985
1501-2000	109	0.934	0.993	6.4%	0.968	1.019
2001-2500	52	0.898	0.959	6.7%	0.909	1.008
>2500	41	0.947	1.017	7.3%	0.976	1.057
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	210	0.936	0.991	5.8%	0.973	1.009
Y	141	0.906	0.972	7.2%	0.946	0.997
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	341	0.928	0.983	6.0%	0.968	0.998
Y	10	0.835	0.960	14.9%	0.857	1.063
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
3	114	0.918	0.980	6.7%	0.954	1.005
8	237	0.923	0.982	6.4%	0.964	1.000
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<8000	39	0.911	0.971	6.6%	0.927	1.016
8000-12000	127	0.924	0.983	6.3%	0.961	1.005
12001-16000	92	0.926	0.986	6.5%	0.956	1.016
16001-20000	41	0.945	1.006	6.5%	0.957	1.056
20001-30000	32	0.921	0.973	5.6%	0.919	1.027
>30000	20	0.870	0.942	8.3%	0.868	1.016
Heavy Traffic	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	342	0.919	0.982	6.8%	0.967	0.997
Y	9	1.035	0.982	-5.1%	0.895	1.068

# Annual Update Ratio Study Report (Before)

## 2003 Assessments

<b>District/Team:</b> South West District 3/Team 1	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 6/29/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> Shorewood/Normandy Park	<b>Appr ID:</b> KSCH	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	351		
<b>Mean Assessed Value</b>	353,600		
<b>Mean Sales Price</b>	383,600		
<b>Standard Deviation AV</b>	133,224		
<b>Standard Deviation SP</b>	163,655		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.943		
<b>Median Ratio</b>	0.941		
<b>Weighted Mean Ratio</b>	0.922		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.606		
<b>Highest ratio:</b>	1.298		
<b>Coefficient of Dispersion</b>	11.18%		
<b>Standard Deviation</b>	0.133		
<b>Coefficient of Variation</b>	14.14%		
<b>Price Related Differential (PRD)</b>	1.023		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.924		
Upper limit	0.961		
<b>95% Confidence: Mean</b>			
Lower limit	0.929		
Upper limit	0.957		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4460		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.133		
<b>Recommended minimum:</b>	28		
<b>Actual sample size:</b>	351		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	180		
# ratios above mean:	171		
<b>Z:</b>	0.480		
<b>Conclusion:</b>	Normal*		
<b>*i.e. no evidence of non-normality</b>			



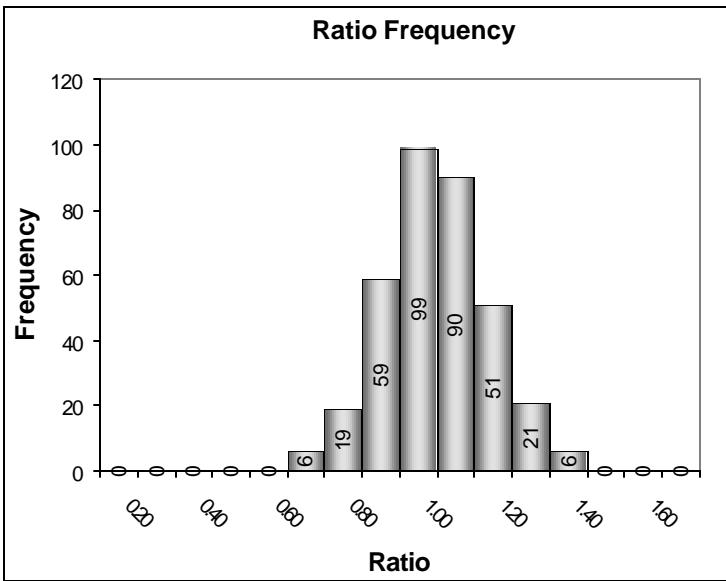
### COMMENTS:

1 to 3 Unit Residences throughout area 49

# Annual Update Ratio Study Report (After)

## 2004 Assessments

<b>District/Team:</b> South West District 3/Team 1	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 6/29/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> Shorewood/Normandy Park	<b>Appr ID:</b> KSCH	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	351		
<b>Mean Assessed Value</b>	376,500		
<b>Mean Sales Price</b>	383,600		
<b>Standard Deviation AV</b>	147,432		
<b>Standard Deviation SP</b>	163,655		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	1.001		
<b>Median Ratio</b>	0.998		
<b>Weighted Mean Ratio</b>	0.981		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.645		
<b>Highest ratio:</b>	1.377		
<b>Coefficient of Dispersion</b>	11.00%		
<b>Standard Deviation</b>	0.140		
<b>Coefficient of Variation</b>	13.94%		
<b>Price Related Differential (PRD)</b>	1.020		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.982		
Upper limit	1.019		
<b>95% Confidence: Mean</b>			
Lower limit	0.986		
Upper limit	1.015		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4460		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.140		
<b>Recommended minimum:</b>	31		
<b>Actual sample size:</b>	351		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	184		
# ratios above mean:	167		
<b>Z:</b>	0.907		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 49

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	143080	0290	9/27/03	\$184,950	840	0	5	1948	4	7270	N	N	1408 SW 144TH PL
003	783580	0190	10/31/03	\$202,000	1290	0	5	1998	3	9895	N	N	13049 12TH AV SW
003	273160	0130	11/11/02	\$125,000	830	0	6	1918	4	8625	N	N	14910 22ND AV SW
003	810300	0102	4/17/02	\$142,000	900	0	6	1945	4	8400	N	N	11202 28TH AV SW
003	433140	0125	12/6/02	\$130,000	920	0	6	1949	3	10125	N	N	14237 11TH AV SW
003	273160	0060	2/1/02	\$240,000	960	220	6	1920	3	6905	N	N	2220 SW 152ND ST
003	447580	0070	3/14/02	\$180,000	970	360	6	1956	4	1939	Y	N	15418 MAPLEWILD AV SW
003	810360	0160	11/3/03	\$234,050	980	120	6	1954	3	10800	N	N	11267 29TH AV SW
003	447580	0046	5/13/03	\$217,000	1100	0	6	1955	3	6783	N	N	2216 SW 154TH ST
003	810360	0007	7/31/03	\$335,500	1460	0	6	1954	4	10010	N	N	11203 28TH AV SW
003	763240	0285	11/15/02	\$319,587	1460	0	6	1925	3	14328	Y	N	15930 MAPLEWILD AV SW
003	810360	0007	11/8/02	\$216,800	1460	0	6	1954	4	10010	N	N	11203 28TH AV SW
003	433140	0265	4/15/02	\$241,413	1570	0	6	1952	4	8400	N	N	1102 SW 142ND ST
003	296680	0105	12/12/02	\$299,000	1620	0	6	1954	4	6867	N	N	15222 22ND AV SW
003	433140	0370	4/18/02	\$196,500	860	260	7	1953	3	9320	N	N	14323 12TH AV SW
003	632600	0120	7/17/03	\$299,975	910	790	7	1986	3	8280	N	N	11633 29TH AV SW
003	810360	0010	11/20/02	\$237,000	950	350	7	1952	3	10010	N	N	11213 28TH AV SW
003	296680	0040	7/24/03	\$299,000	980	560	7	1952	3	5700	Y	N	2209 SW 152ND ST
003	632600	0050	1/15/03	\$190,000	990	0	7	1955	3	7200	N	N	11519 29TH AV SW
003	296680	0005	7/22/03	\$299,950	1050	220	7	1952	4	5400	Y	N	15206 MAPLEWILD AV SW
003	122303	9145	12/1/03	\$357,000	1060	1060	7	1951	3	6980	Y	N	11934 28TH AV SW
003	632700	0130	4/16/03	\$285,000	1080	730	7	1955	4	8000	N	N	11560 30TH PL SW
003	777420	0226	5/6/03	\$355,000	1080	570	7	1948	4	23000	Y	N	2106 SW 122ND PL
003	632700	0095	6/6/02	\$267,000	1080	400	7	1954	4	12526	N	N	11409 30TH PL SW
003	632700	0160	4/25/02	\$267,000	1080	730	7	1955	4	6094	N	N	11524 30TH PL SW
003	638560	0041	1/30/03	\$213,500	1090	550	7	1957	3	7600	N	N	1511 SW 130TH ST
003	632600	0170	7/2/02	\$280,000	1160	920	7	1957	4	7200	N	N	2805 SW 116TH ST
003	122303	9111	11/3/03	\$449,950	1200	960	7	1948	4	15000	Y	N	2313 SW 120TH ST
003	777420	0095	1/29/02	\$375,000	1230	0	7	1948	3	15901	Y	N	12122 25TH AV SW
003	433140	0185	11/3/03	\$235,000	1240	0	7	1955	3	10260	N	N	14240 12TH AV SW
003	184200	0015	9/9/03	\$230,000	1240	0	7	1948	3	6000	N	N	11515 26TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	778400	0340	3/21/02	\$350,000	1240	810	7	1954	3	9750	Y	N	12222 SHOREWOOD DR SW
003	242303	9155	3/1/02	\$252,500	1240	850	7	1958	3	5662	N	N	1802 SW 146TH ST
003	433140	0185	2/26/02	\$185,000	1240	0	7	1955	3	10260	N	N	14240 12TH AV SW
003	810360	0055	12/10/03	\$286,950	1260	670	7	1954	3	8540	N	N	11415 28TH AV SW
003	810300	0131	2/6/02	\$259,950	1260	300	7	1957	3	7500	N	N	2715 SW 114TH ST
003	433140	0080	9/10/03	\$249,950	1270	800	7	1955	3	8960	N	N	14240 11TH AV SW
003	810300	0007	10/11/02	\$242,000	1270	550	7	1961	3	7800	N	N	2605 SW 112TH ST
003	632600	0175	12/12/03	\$275,000	1270	1270	7	1957	4	7200	N	N	11609 28TH AV SW
003	638560	0075	12/3/03	\$166,500	1280	0	7	1957	2	8400	N	N	1421 SW 130TH ST
003	242303	9136	1/24/02	\$199,950	1300	0	7	1955	4	10018	N	N	1630 SW 146TH ST
003	632700	0085	7/14/03	\$290,000	1330	940	7	1954	4	12794	N	N	11421 30TH PL SW
003	777420	0145	5/23/02	\$370,000	1340	800	7	1941	3	17490	Y	N	12512 MARINE VIEW DR SW
003	763580	1072	3/8/02	\$235,000	1360	0	7	1941	4	9100	N	N	14623 22ND AV SW
003	433140	0301	4/21/03	\$260,000	1370	860	7	1963	3	9600	N	N	14105 12TH AV SW
003	763580	1371	11/25/03	\$379,000	1400	760	7	1921	4	19400	Y	N	2609 SW 149TH PL
003	354160	0460	5/22/02	\$291,000	1430	670	7	1966	4	12300	N	N	13659 17TH AV SW
003	778440	0100	11/13/03	\$517,500	1440	1160	7	1948	4	9000	Y	N	12237 MARINE VIEW DR SW
003	778440	0170	9/16/02	\$250,000	1440	0	7	1947	4	8478	N	N	12504 SHOREWOOD DR SW
003	273160	0170	5/29/02	\$241,000	1480	0	7	1951	3	9200	N	N	14980 22ND AV SW
003	122303	9237	4/21/03	\$370,000	1550	400	7	1961	3	9280	Y	N	11916 28TH AV SW
003	632600	0095	11/19/02	\$219,950	1580	0	7	1956	3	7200	N	N	11605 29TH AV SW
003	777920	0395	6/13/03	\$395,000	1590	0	7	1957	3	9800	Y	N	12882 SHORE CREST DR SW
003	783580	0130	7/3/03	\$246,950	1590	0	7	1958	4	11760	N	N	13005 13TH AV SW
003	810300	0045	1/24/03	\$235,000	1610	0	7	1942	4	10200	N	N	11251 26TH AV SW
003	810360	0070	8/26/02	\$240,000	1610	0	7	1954	4	12600	N	N	11258 29TH AV SW
003	763580	1070	4/23/02	\$440,000	1710	250	7	1942	5	15400	N	N	14622 24TH AV SW
003	610240	0055	5/10/02	\$272,000	1710	0	7	1957	2	18900	Y	N	15226 26TH AV SW
003	763580	1005	9/22/03	\$370,000	1770	0	7	1959	4	8400	N	N	14603 21ST AV SW
003	778400	0180	11/5/02	\$350,000	1800	0	7	1950	4	12616	Y	N	12158 SHOREWOOD DR SW
003	327640	0070	10/10/02	\$395,000	1830	500	7	1967	4	12000	Y	N	11829 MARINE VIEW DR SW
003	810360	0115	4/4/02	\$240,000	1840	0	7	1953	4	12600	N	N	11203 29TH AV SW

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**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	763680	0080	5/15/02	\$642,000	1860	480	7	1918	4	54885	Y	Y	14413 25TH AV SW
003	632700	0045	9/17/02	\$389,950	1920	0	7	1985	3	33070	N	N	11510 SEOLA BEACH DR SW
003	763580	1490	3/7/02	\$215,000	1930	0	7	1945	4	14000	N	N	14640 22ND AV SW
003	632600	0320	8/12/02	\$362,000	2110	0	7	1953	4	8400	N	N	11904 30TH AV SW
003	783580	0134	5/16/03	\$250,000	2170	500	7	1958	3	8400	N	N	1311 SW 130TH ST
003	250900	0070	4/29/03	\$269,000	930	810	8	1977	3	9018	N	N	3038 SW 116TH PL
003	447700	0260	3/18/03	\$295,000	1160	1010	8	1963	4	19490	Y	N	15733 25TH AV SW
003	250900	0210	2/12/03	\$324,950	1250	1250	8	1963	3	8361	N	N	3005 SW 116TH PL
003	354160	0295	1/17/02	\$282,900	1250	100	8	1977	3	14000	N	N	13917 16TH PL SW
003	354160	0085	8/6/03	\$305,000	1270	550	8	1959	3	9500	Y	N	13772 16TH AV SW
003	354160	0470	3/19/03	\$283,000	1270	880	8	1960	3	12300	N	N	13639 17TH AV SW
003	763580	1092	5/1/03	\$306,900	1280	750	8	1965	4	8820	N	N	14648 24TH AV SW
003	354160	0030	11/26/03	\$384,000	1320	1300	8	1963	3	9900	Y	N	1431 SW 137TH ST
003	354160	0405	6/19/03	\$377,000	1370	770	8	1968	4	15950	Y	N	13666 18TH AV SW
003	354160	0340	9/18/03	\$374,000	1380	970	8	1965	3	11500	Y	N	13749 16TH AV SW
003	354160	0050	12/3/02	\$242,000	1400	460	8	1974	3	12400	Y	N	13730 16TH AV SW
003	233880	0065	12/16/02	\$230,000	1400	1290	8	1939	3	7788	Y	N	15415 22ND AV SW
003	354160	0075	7/31/02	\$395,000	1410	1090	8	1972	3	12465	Y	N	13754 16TH AV SW
003	777920	0360	12/4/02	\$454,500	1420	0	8	1958	3	14400	Y	N	12805 SHOREWOOD DR SW
003	179500	0020	9/18/03	\$399,000	1420	620	8	1975	3	9000	Y	N	1909 SW COVE POINT RD
003	433220	0011	3/19/02	\$297,500	1440	670	8	1971	3	12700	Y	N	14010 13TH AV SW
003	763580	1191	8/2/02	\$301,000	1450	0	8	1959	4	12000	N	N	14404 25TH AV SW
003	763800	0150	6/30/03	\$470,000	1450	2180	8	1966	3	15600	Y	N	2625 SW 151ST PL
003	777920	0095	7/22/03	\$424,975	1460	1180	8	1959	4	9000	Y	N	12615 SHOREWOOD DR SW
003	885900	0035	12/2/02	\$369,950	1490	170	8	1955	4	6504	Y	N	11914 26TH PL SW
003	885900	0005	10/11/02	\$381,000	1500	900	8	1960	3	8524	Y	N	11921 26TH PL SW
003	778440	0130	11/21/02	\$410,000	1600	1600	8	1953	4	9200	Y	N	12271 MARINE VIEW DR SW
003	885900	0015	10/17/02	\$405,000	1610	590	8	1967	4	7194	Y	N	11907 26TH PL SW
003	778400	0195	5/16/02	\$417,500	1620	870	8	1961	3	9750	Y	N	12113 MARINE VIEW DR SW
003	354170	0110	1/25/02	\$391,000	1680	950	8	1977	3	19700	Y	N	13848 18TH AV SW
003	354160	0380	5/17/02	\$385,000	1770	0	8	1964	3	10008	Y	N	13701 16TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	610240	0040	9/24/02	\$372,500	1770	0	8	1926	4	11164	Y	N	15223 24TH AV SW
003	360660	0005	4/8/03	\$379,500	1980	0	8	1950	4	17000	N	N	14350 22ND AV SW
003	242303	9147	5/2/03	\$362,500	1990	1710	8	2004	5	12000	Y	N	2610 SW 152ND ST
003	763580	1030	4/2/02	\$335,000	2000	0	8	1945	4	23400	N	N	14424 24TH AV SW
003	777420	0140	2/28/03	\$385,000	2080	0	8	1953	4	14800	Y	N	12504 MARINE VIEW DR SW
003	763580	1190	8/12/03	\$440,000	2120	240	8	1915	4	11400	N	N	2405 SW 144TH PL
003	360660	0040	7/24/02	\$595,000	2120	0	8	1948	4	16000	Y	N	14317 23RD AV SW
003	360660	0010	7/23/02	\$369,000	2120	0	8	1950	4	21500	Y	N	14340 22ND AV SW
003	143080	0289	12/31/02	\$319,900	2130	0	8	2001	3	8911	N	N	1406 SW 144TH PL
003	777420	0248	5/17/02	\$435,000	2150	900	8	1964	4	13115	Y	N	12212 21ST AV SW
003	632600	0115	5/29/02	\$338,000	2460	0	8	1996	3	7187	N	N	11635 29TH AV SW
003	242303	9124	11/10/03	\$850,000	2980	0	8	1963	3	9150	Y	Y	2681 SW 151ST PL
003	777920	0100	4/18/02	\$470,220	1630	1250	9	1960	3	9000	Y	N	12621 SHOREWOOD DR SW
003	447700	0295	3/21/02	\$688,450	2030	970	9	1998	3	14040	Y	N	15919 25TH AV SW
003	296680	0035	7/25/03	\$530,000	2190	1120	9	1992	3	9943	Y	N	15240 MAPLEWILD AV SW
003	610240	0172	5/21/02	\$785,000	2280	0	9	1991	3	19887	Y	Y	15207 28TH AV SW
003	763580	1001	6/21/02	\$433,400	3540	0	9	1966	3	9800	N	N	14607 21ST AV SW
003	777420	0190	8/11/03	\$610,000	3670	0	9	1997	3	14921	N	N	2221 SW 120TH ST
003	447700	0176	8/27/03	\$557,000	1430	830	10	1979	3	9704	Y	N	15829 23RD AV SW
003	763800	0170	4/11/03	\$510,000	2100	540	10	1967	3	12700	Y	N	2605 SW 151ST ST
003	777420	0210	7/4/02	\$524,400	2100	1190	10	1991	3	16888	Y	N	12117 24TH PL SW
008	252303	9043	7/7/03	\$180,000	1060	0	5	1956	4	10906	N	N	16312 19TH AV SW
008	443840	0075	8/22/02	\$179,000	890	0	6	1953	3	9424	N	N	131 SW 185TH ST
008	443840	0095	3/10/03	\$187,975	1050	0	6	1953	3	9300	N	N	155 SW 185TH ST
008	292860	0235	6/25/03	\$269,975	1110	490	6	1920	4	12484	N	N	2636 SW 172ND ST
008	611140	0030	3/29/02	\$180,000	1210	0	6	1954	3	10164	N	N	410 SW 200TH ST
008	312304	9016	3/31/03	\$250,475	1250	0	6	1945	4	12748	N	N	18526 2ND AV SW
008	611540	0280	8/20/03	\$300,000	1300	900	6	1943	3	39960	N	N	20607 1ST AV S
008	809600	0105	6/25/03	\$515,000	840	420	7	1982	3	5120	Y	Y	3130 SW 172ND ST
008	312304	9150	10/23/03	\$168,000	950	0	7	1955	3	9600	N	N	18605 1ST AV S
008	768040	0240	9/25/02	\$252,000	970	280	7	1950	4	9750	N	N	16657 MARINE VIEW DR SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	292760	0145	6/26/03	\$264,000	990	380	7	1954	4	8850	N	N	16812 28TH AV SW
008	302304	9221	5/1/03	\$369,950	1000	200	7	1950	3	11850	N	N	1315 SW 174TH ST
008	305580	0010	9/16/02	\$265,000	1030	0	7	1955	3	7150	N	N	16520 21ST AV SW
008	305560	0005	10/1/02	\$247,000	1030	1030	7	2004	3	7555	N	N	16610 21ST AV SW
008	440680	0030	2/20/03	\$299,950	1040	410	7	1958	3	7932	N	N	220 SW 184TH ST
008	418690	0010	10/21/03	\$330,000	1050	800	7	1957	3	15000	Y	N	215 SW 192ND ST
008	312304	9151	3/19/02	\$152,000	1060	0	7	1955	3	11137	N	N	18633 1ST AV S
008	611750	1775	7/17/02	\$259,000	1070	0	7	1952	3	12083	N	N	17924 RIVIERA PL SW
008	292760	0281	4/1/03	\$270,000	1100	0	7	1949	4	8600	N	N	2822 SW 169TH ST
008	763480	0090	5/1/02	\$330,000	1100	620	7	1954	3	15800	Y	N	16211 25TH AV SW
008	768040	0090	2/14/02	\$222,500	1100	0	7	1953	3	9047	Y	N	16449 MARINE VIEW DR SW
008	611200	0010	11/1/03	\$367,000	1150	1100	7	1959	5	14994	N	N	20013 3RD AV SW
008	279180	0085	5/23/03	\$266,700	1170	0	7	1955	3	8800	N	N	18301 7TH AV SW
008	292960	0020	3/22/02	\$340,000	1190	0	7	1948	4	20672	Y	N	17458 SYLVESTER RD SW
008	611920	0055	1/26/03	\$239,950	1200	0	7	1954	3	8000	Y	N	506 SW 181ST ST
008	188850	0020	12/31/02	\$312,000	1210	1210	7	1976	4	15486	N	N	19405 1ST AV S
008	312304	9127	6/26/02	\$229,200	1220	0	7	1959	3	7930	N	N	122 SW 186TH ST
008	279180	0020	10/7/03	\$275,500	1220	1220	7	1955	3	8740	N	N	602 SW 183RD ST
008	611650	0150	9/10/03	\$200,000	1230	0	7	1950	3	10393	N	N	1602 SW 170TH ST
008	302304	9264	6/27/02	\$264,500	1240	0	7	1952	4	9796	N	N	1332 SW 175TH ST
008	772610	0050	4/17/03	\$400,000	1250	750	7	2003	3	8664	N	N	119 SW 202ND ST
008	252303	9249	5/13/02	\$259,950	1250	850	7	2002	3	4500	N	N	16320 19TH AV SW
008	312304	9194	5/22/03	\$289,950	1260	0	7	1958	3	13561	N	N	19021 4TH AV SW
008	300180	0023	10/22/02	\$224,950	1260	470	7	1955	3	8580	N	N	1924 SW 165TH ST
008	252303	9316	12/19/03	\$219,950	1300	0	7	1966	3	7440	N	N	16016 19TH AV SW
008	312304	9250	6/13/02	\$285,000	1300	340	7	1963	3	13405	Y	N	417 SW 189TH ST
008	763120	0210	2/6/02	\$286,000	1300	0	7	1947	4	7200	Y	N	3514 SW 171ST ST
008	440680	0055	1/9/02	\$255,400	1320	110	7	1957	3	8475	N	N	239 SW 184TH ST
008	611750	0915	7/10/03	\$330,000	1330	680	7	1954	4	11382	N	N	18929 8TH AV SW
008	611750	1465	8/27/02	\$225,000	1330	0	7	1953	2	18400	N	N	18993 MARINE VIEW CIR
008	611750	1910	1/7/02	\$287,500	1340	0	7	1953	4	13019	N	N	17905 MARINE VIEW DR SW

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**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	611440	0066	2/12/03	\$317,000	1370	700	7	1953	4	37004	N	N	17403 6TH AV SW
008	611860	0040	9/19/03	\$299,950	1380	460	7	1954	3	10370	N	N	419 SW 182ND ST
008	300180	0146	5/15/02	\$317,500	1390	300	7	1930	3	7200	N	N	1628 SW 165TH ST
008	293480	0010	9/12/03	\$315,000	1390	490	7	1956	4	7490	N	N	1612 SW 166TH ST
008	611750	2475	3/4/03	\$302,950	1400	590	7	1953	4	8486	N	N	19115 2ND AV SW
008	611750	1470	6/20/03	\$287,500	1400	1310	7	1954	4	18100	N	N	18991 MARINE VIEW CIR
008	772610	0040	9/23/02	\$189,500	1400	0	7	1953	3	8769	N	N	105 SW 202ND ST
008	061600	0195	10/16/02	\$271,000	1410	0	7	1979	4	10430	N	N	20800 MARINE VIEW DR SW
008	433500	0085	10/24/03	\$282,000	1410	390	7	1950	4	15369	N	N	2510 SW 169TH PL
008	312304	9078	7/25/02	\$326,000	1420	0	7	1964	3	14810	Y	N	205 SW 186TH ST
008	252303	9278	6/17/03	\$227,950	1460	0	7	1955	3	8710	N	N	1636 SW 164TH ST
008	611650	0106	8/27/02	\$253,170	1470	0	7	1940	3	18500	N	N	1627 SW 168TH ST
008	611650	0120	7/23/02	\$232,500	1470	0	7	1951	3	9500	N	N	16824 19TH AV SW
008	611750	1440	3/13/02	\$345,000	1480	0	7	1939	5	24000	N	N	18951 MARINE VIEW DR SW
008	300180	0147	1/22/02	\$275,000	1480	900	7	1935	4	7200	N	N	1620 SW 165TH ST
008	312304	9020	12/5/02	\$253,500	1500	0	7	1953	3	16117	Y	N	418 SW 186TH ST
008	061800	0085	3/20/03	\$365,000	1520	1080	7	1960	4	18700	N	N	417 SW 206TH ST
008	611650	0346	7/28/03	\$355,000	1530	900	7	1969	3	15100	N	N	16836 16TH AV SW
008	611750	1995	5/22/03	\$422,000	1550	0	7	1950	4	11806	Y	N	17952 BRITTANY DR SW
008	252303	9298	10/14/02	\$290,000	1550	0	7	1946	4	10360	N	N	2431 SW 170TH ST
008	061900	0100	6/16/03	\$335,000	1570	570	7	1958	4	15030	N	N	20459 2ND AV SW
008	292760	0390	2/22/02	\$280,000	1590	0	7	1951	4	11250	N	N	16725 31ST AV SW
008	611540	0003	10/21/03	\$300,777	1600	0	7	1936	3	20100	N	N	105 192ND ST SW
008	292860	0225	3/6/02	\$220,950	1600	0	7	1959	3	8394	N	N	2650 SW 172ND ST
008	061600	0115	3/27/03	\$257,000	1610	0	7	1953	3	13000	N	N	20858 2ND PL SW
008	611750	1445	7/9/02	\$270,000	1610	950	7	1968	2	30500	N	N	18961 MARINE VIEW CIR
008	000120	0018	3/25/02	\$349,950	1620	580	7	1957	3	33276	Y	N	17559 12TH PL SW
008	433500	0025	6/19/02	\$285,000	1620	0	7	1955	4	14400	N	N	2434 SW 170TH ST
008	182720	0186	1/7/02	\$290,000	1620	530	7	1958	3	19250	Y	N	17328 SYLVESTER RD SW
008	374160	0055	4/29/02	\$237,500	1630	0	7	1950	3	9720	N	N	16717 MARINE VIEW DR SW
008	611750	0300	3/28/02	\$318,000	1660	0	7	1953	4	11588	Y	N	1123 SHOREMONT AV

***Improved Sales Used in this Annual Update Analysis***  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	611750	0235	6/27/03	\$339,000	1680	0	7	1955	3	13500	Y	N	18171 MARINE VIEW DR SW
008	776470	0020	9/18/03	\$302,500	1700	0	7	1949	3	22800	Y	N	17220 SYLVESTER RD SW
008	061800	0155	6/19/02	\$318,000	1730	0	7	1956	4	20200	N	N	20635 MARINE VIEW DR
008	611200	0075	9/9/02	\$340,000	1740	0	7	1957	3	14480	N	N	20053 3RD PL SW
008	061600	0290	5/2/03	\$665,000	1750	0	7	1947	4	24290	Y	N	21015 MARINE VIEW DR SW
008	262303	9042	11/14/03	\$985,000	1760	0	7	1920	5	12475	Y	Y	9 SW THREE TREE POINT LN
008	611750	1475	5/23/03	\$325,950	1790	0	7	1955	4	19550	N	N	18997 MARINE VIEW CIR
008	061600	0080	11/25/03	\$273,200	1790	0	7	1954	4	7070	N	N	153 S 208TH ST
008	293460	0040	11/7/03	\$258,000	1810	0	7	1955	3	8546	N	N	1605 SW 165TH ST
008	611650	0170	6/16/03	\$494,000	1870	670	7	1951	4	23331	Y	N	17055 16TH AV SW
008	252303	9277	11/1/02	\$200,000	1870	0	7	1952	3	12311	N	N	1801 SW 160TH ST
008	312304	9100	1/22/03	\$354,000	1960	1240	7	2001	3	15681	Y	N	207 SW NORMANDY RD
008	611650	0008	10/1/03	\$285,500	1970	0	7	1952	4	8000	N	N	16827 19TH AV SW
008	611140	0020	3/28/03	\$335,000	2010	0	7	2003	3	9474	N	N	426 SW 200TH ST
008	611650	0020	4/24/02	\$278,000	2010	0	7	1986	3	13636	N	N	1935 SW 168TH ST
008	611200	0060	5/19/03	\$289,000	2030	0	7	1959	3	16150	N	N	20038 3RD AV SW
008	763120	0265	1/6/03	\$355,000	2040	790	7	2003	3	12000	Y	N	3543 SW 171ST ST
008	611650	0098	5/29/03	\$251,000	2060	0	7	1940	3	17160	N	N	1605 SW 168TH ST
008	302304	9265	5/8/03	\$327,540	2220	0	7	1952	4	14652	N	N	1348 SW 175TH ST
008	611650	0455	2/8/02	\$250,000	2340	0	7	1949	4	15600	N	N	16832 12TH PL SW
008	611750	1490	1/27/03	\$331,000	2430	0	7	1953	4	36300	N	N	835 MARINE VIEW DR SW
008	312304	9275	12/17/02	\$480,000	2540	2400	7	1978	3	17010	Y	N	18440 4TH AV SW
008	611750	0055	2/26/02	\$284,000	1060	500	8	1953	3	9471	Y	N	18201 TERRACE CT
008	061800	0120	8/13/03	\$317,000	1080	1080	8	1957	3	17000	N	N	20620 4TH AV SW
008	512240	0190	7/8/03	\$500,000	1140	1510	8	1955	3	19090	Y	N	2612 SW 167TH ST
008	061600	0040	12/23/02	\$254,950	1180	400	8	1978	3	9600	N	N	20891 2ND PL SW
008	302304	9122	4/24/03	\$480,000	1240	1290	8	1973	3	75794	N	N	16830 8TH AV SW
008	507240	0490	9/24/02	\$374,500	1290	1010	8	1969	3	11700	N	N	17487 7TH AV SW
008	507240	0480	6/11/02	\$366,000	1300	1210	8	1970	3	11000	N	N	17481 7TH AV SW
008	763120	0185	1/23/03	\$400,000	1300	750	8	1989	3	7800	Y	N	3539 SW 170TH ST
008	440680	0010	3/1/02	\$257,500	1320	220	8	1958	3	8504	N	N	248 SW 184TH ST

**Improved Sales Used in this Annual Update Analysis**  
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**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	292760	0245	10/20/02	\$405,000	1350	260	8	1945	4	11250	Y	N	2834 SW 170TH ST
008	292860	0105	7/21/03	\$759,000	1370	810	8	1950	5	12709	Y	N	2815 SW 170TH ST
008	061900	0074	2/7/03	\$340,000	1380	640	8	1969	4	17625	N	N	20550 MARINE VIEW DR SW
008	292760	0555	4/26/03	\$430,000	1410	460	8	1969	3	8349	Y	N	16726 33RD AV SW
008	507242	0040	3/20/02	\$318,000	1430	650	8	1974	3	8690	N	N	638 SW 179TH PL
008	611750	0665	10/23/02	\$325,000	1430	270	8	1950	3	18000	Y	N	18539 MARINE VIEW DR SW
008	507230	0095	2/5/02	\$291,000	1430	310	8	1957	3	9900	Y	N	363 SW 176TH PL
008	611750	0445	3/12/02	\$368,000	1440	0	8	1951	3	12557	Y	N	18114 NORMANDY TER SW
008	188850	0080	11/18/02	\$349,500	1450	830	8	1969	3	15690	Y	N	131 SW 194TH ST
008	507220	0065	9/12/03	\$397,000	1460	1200	8	1956	3	9500	Y	N	17815 3RD PL SW
008	507230	0040	2/21/02	\$289,900	1470	500	8	1959	3	10750	Y	N	258 SW 176TH PL
008	252303	9317	9/10/02	\$530,000	1500	1100	8	1970	3	15000	Y	N	16052 MAPLEWILD AV SW
008	507230	0150	10/14/03	\$412,000	1510	800	8	1956	3	11000	Y	N	17665 3RD PL SW
008	188850	0030	3/27/03	\$350,000	1510	590	8	1976	4	15000	N	N	106 SW 194TH ST
008	507240	0350	3/11/03	\$280,600	1510	200	8	1965	3	9900	N	N	623 SW 175TH ST
008	507220	0075	6/5/02	\$365,000	1510	320	8	1959	3	10300	Y	N	17833 3RD PL SW
008	507220	0050	12/9/02	\$318,000	1510	440	8	1958	3	9360	Y	N	17810 4TH AV SW
008	507240	0270	6/6/03	\$385,000	1520	810	8	1961	3	9900	Y	N	466 SW 175TH PL
008	292760	0130	4/15/02	\$293,000	1530	300	8	1951	4	11250	N	N	16815 27TH AV SW
008	611230	0200	8/24/02	\$277,500	1530	0	8	1977	3	15021	N	N	19691 4TH AV SW
008	611750	1185	9/5/03	\$300,000	1540	360	8	1956	3	29960	Y	N	19469 NORMANDY PARK DR SW
008	061600	0085	1/27/03	\$397,800	1563	0	8	2003	3	13792	N	N	20820 2ND PL SW
008	151600	0055	3/25/03	\$450,000	1590	560	8	1959	4	21235	Y	N	18831 2ND AV SW
008	507210	0035	2/4/03	\$318,500	1590	1230	8	1957	3	9900	Y	N	17805 6TH AV SW
008	611750	1985	8/20/02	\$340,000	1600	0	8	1953	4	11342	Y	N	17958 BRITTANY DR SW
008	310200	0070	11/11/02	\$325,000	1610	480	8	1979	3	9000	N	N	18135 6TH PL SW
008	611750	0680	8/14/02	\$489,000	1620	1000	8	1956	3	18000	Y	N	18585 MARINE VIEW DR SW
008	312304	9269	7/11/02	\$408,500	1630	350	8	1965	3	11103	N	N	618 SW 189TH ST
008	512240	0130	9/23/03	\$449,000	1630	1630	8	1978	3	18887	Y	N	2770 SW 167TH ST
008	611650	0190	1/23/03	\$375,000	1640	280	8	1952	4	38356	N	N	1623 SW 170TH ST
008	519410	0075	12/6/02	\$380,000	1680	850	8	1958	4	16320	N	N	19929 MARINE VIEW DR SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	611750	0980	7/23/03	\$357,500	1680	410	8	1941	4	14141	N	N	18932 MARINE VIEW DR SW
008	182720	0162	2/6/02	\$485,000	1690	80	8	1985	3	10485	Y	N	17600 SYLVESTER RD SW
008	611750	1395	6/25/02	\$365,000	1700	0	8	1954	3	15400	N	N	19438 EDGECLIFF DR SW
008	507241	0070	5/23/03	\$285,000	1710	0	8	1973	3	8690	N	N	17836 7TH PL SW
008	302304	9343	11/26/02	\$235,000	1710	0	8	1963	3	20037	N	N	103 SW 171ST ST
008	509780	0140	3/3/03	\$335,000	1720	830	8	1974	3	25268	N	N	17415 1ST PL SW
008	611750	1835	4/15/03	\$479,950	1740	1290	8	1980	4	11637	Y	N	17989 RIVIERA PL SW
008	312304	9114	2/27/02	\$396,000	1740	1740	8	1978	3	9583	N	N	415 SW 189TH PL
008	611750	0030	9/10/02	\$535,000	1750	1640	8	1955	3	10474	Y	N	18229 TERRACE CT
008	062204	9113	7/31/03	\$500,000	1750	0	8	1965	3	14810	Y	N	20537 MARINE VIEW DR SW
008	061600	0160	7/11/03	\$315,000	1770	0	8	1959	3	14400	N	N	20837 2ND PL SW
008	507240	0310	7/8/02	\$374,500	1780	760	8	1960	4	10800	N	N	630 SW 175TH PL
008	236560	0015	12/8/03	\$405,000	1780	1200	8	1959	3	16715	Y	N	244 SW 191ST ST
008	512200	0060	7/22/02	\$390,000	1780	1700	8	1969	5	18044	Y	N	2610 SW 163RD ST
008	611750	0435	7/22/02	\$516,850	1820	620	8	1972	4	14600	Y	N	18136 NORMANDY TER SW
008	507230	0080	6/11/03	\$328,500	1840	0	8	1959	3	9900	N	N	17606 3RD PL SW
008	816370	0020	3/21/02	\$340,000	1860	800	8	1968	3	12768	N	N	330 SW 203RD ST
008	507190	0025	7/30/03	\$349,500	1880	0	8	1956	3	9350	Y	N	17819 3RD AV SW
008	509780	0070	12/11/02	\$309,950	1890	480	8	1978	3	26922	N	N	17414 1ST PL SW
008	061600	0260	12/5/03	\$475,000	1920	920	8	1969	4	16200	N	N	21000 MARINE VIEW DR SW
008	310200	0030	12/10/02	\$460,000	1920	1800	8	1984	3	10700	N	N	18113 6TH PL SW
008	611750	1760	12/12/02	\$375,000	1920	0	8	1941	4	13411	Y	N	17946 RIVIERA PL SW
008	312304	9111	5/14/03	\$415,000	1950	0	8	1956	3	9000	Y	N	18240 8TH AV SW
008	611750	1950	11/5/03	\$420,000	1970	0	8	1951	5	12296	Y	N	17963 MARINE VIEW DR SW
008	612070	0010	4/17/03	\$315,000	1980	520	8	1973	3	18314	N	N	16915 11TH PL SW
008	611860	0045	5/14/02	\$347,000	2060	0	8	1957	3	13400	Y	N	511 SW 182ND ST
008	611460	0010	4/22/02	\$339,950	2070	0	8	1956	4	32300	N	N	645 SW 174TH ST
008	302304	9087	6/18/03	\$440,000	2080	460	8	1957	4	19166	N	N	16846 2ND AV SW
008	611750	1485	10/22/03	\$293,000	2080	0	8	1956	3	15482	N	N	19225 MARINE VIEW CIR
008	292760	0530	5/29/02	\$610,000	2110	0	8	1929	5	29425	Y	N	16741 32ND AV SW
008	611750	1780	6/13/03	\$337,500	2110	0	8	1952	4	12223	N	N	17916 RIVIERA PL SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	611750	0465	6/12/02	\$882,000	2130	0	8	1950	4	9476	Y	Y	18101 NORMANDY TER SW
008	611750	0760	8/12/03	\$585,000	2140	240	8	1952	3	41250	Y	N	18625 BEVERLY RD SW
008	611480	0005	1/2/02	\$400,000	2140	160	8	1954	4	39800	N	N	17214 8TH AV SW
008	611750	1040	3/20/03	\$328,000	2140	0	8	1958	3	13200	N	N	18988 MARINE VIEW CIR
008	418690	0015	8/20/03	\$403,500	2150	0	8	1954	3	15000	N	N	225 SW 192ND ST
008	507230	0215	12/9/02	\$322,500	2180	0	8	1956	3	11520	Y	N	317 SW 177TH ST
008	302304	9247	9/22/03	\$618,000	2300	890	8	1951	4	17034	N	N	1335 SW 174TH ST
008	611480	0015	9/20/02	\$383,000	2340	0	8	1955	3	21700	N	N	17228 8TH AV SW
008	512240	0175	5/28/03	\$629,900	2360	1090	8	1966	3	19601	Y	N	2638 SW 167TH ST
008	312304	9264	8/15/02	\$315,000	2360	1140	8	1960	3	18542	N	N	129 SW 186TH ST
008	302304	9353	3/27/03	\$415,000	2390	0	8	1967	4	24829	N	N	248 SW 171ST ST
008	507242	0050	3/12/03	\$315,000	2400	0	8	1975	4	12125	N	N	710 SW 179TH CT
008	776520	0015	12/3/02	\$662,500	2410	500	8	1940	4	50529	N	N	17424 13TH AV SW
008	718380	0035	12/10/02	\$380,000	2500	0	8	1955	3	8548	N	N	18024 3RD AV SW
008	611650	0076	4/26/02	\$341,000	2520	0	8	2001	3	9600	N	N	1932 SW 170TH ST
008	182720	0450	5/16/03	\$940,000	2590	0	8	1972	3	14460	Y	Y	2111 SW 174TH ST
008	061600	0095	10/6/03	\$522,500	2630	0	8	2003	3	14400	N	N	20832 2ND PL SW
008	611480	0045	8/12/02	\$399,950	2710	0	8	1962	3	41600	N	N	17159 6TH PL SW
008	061600	0359	9/18/03	\$550,000	2730	0	8	1965	3	64468	Y	N	20809 MARINE VIEW DR SW
008	300180	0153	2/13/02	\$334,000	2880	0	8	1989	3	8712	N	N	16417 16TH AV SW
008	302304	9351	11/11/02	\$405,000	3080	0	8	1966	5	20037	N	N	222 SW 171ST ST
008	611750	1262	5/24/02	\$492,950	1570	1170	9	1987	3	22902	Y	N	19420 MARINE VIEW DR SW
008	664180	0050	9/11/02	\$670,000	1730	0	9	1974	5	18845	Y	N	21557 1ST CT S
008	302304	9110	6/10/03	\$450,000	1760	790	9	1978	3	18600	N	N	463 SW 171ST PL
008	509780	0170	7/16/02	\$430,000	1770	1640	9	1979	3	31368	N	N	17427 1ST PL SW
008	763120	0040	5/21/03	\$500,000	1890	0	9	1981	3	12080	Y	N	16751 MAPLEWILD AV SW
008	611230	0030	12/19/03	\$449,000	1940	700	9	1977	3	14620	N	N	415 SW 197TH ST
008	386450	0020	6/25/02	\$880,000	2070	630	9	1985	3	21780	Y	N	1655 SW MILLER CREEK RD
008	432820	0015	4/15/02	\$315,000	2110	0	9	1950	5	16747	N	N	16730 MARINE VIEW DR SW
008	611750	2763	1/7/03	\$950,000	2120	2120	9	1987	3	21323	Y	N	18425 8TH AV SW
008	182720	0195	2/20/03	\$575,500	2140	730	9	1991	3	8202	Y	N	17310 SYLVESTER RD SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	611650	0204	1/23/02	\$425,000	2270	1700	9	1962	3	25540	Y	N	1929 SW 170TH ST
008	395670	0010	6/28/02	\$1,218,500	2370	1000	9	1947	3	139392	Y	N	727 SW 199TH PL
008	611230	0140	1/24/03	\$489,000	2450	0	9	1974	5	15002	N	N	406 SW 197TH ST
008	302304	9345	9/26/03	\$477,000	2530	0	9	1964	4	24165	N	N	1000 SW EASTBROOK RD
008	786570	0040	3/12/02	\$499,000	2680	0	9	1985	3	9987	N	N	430 SW 185TH PL
008	611650	0075	5/19/03	\$539,950	2990	0	9	2002	3	10400	N	N	1938 SW 170TH ST
008	182720	0295	4/8/02	\$880,000	3170	1050	9	1993	3	14640	Y	Y	2637 SW 172ND ST
008	302304	9329	3/10/03	\$465,000	3300	0	9	1961	3	34000	N	N	17443 4TH AV SW
008	302304	9143	2/5/03	\$505,000	3420	0	9	2002	3	21344	N	N	102 SW 171ST ST
008	611790	0500	6/27/03	\$650,000	3560	0	9	2003	3	15074	N	N	19222 NORMANDY PARK DR SW
008	763180	0175	8/20/03	\$500,000	1400	770	10	1979	3	5463	Y	N	16703 MAPLEWILD AV SW
008	292860	0355	12/22/03	\$760,000	1610	0	10	1991	3	19964	Y	N	2849 SW 171ST ST
008	062204	9126	10/29/03	\$525,000	1770	1230	10	1978	3	27878	Y	N	20323 MARINE VIEW DR SW
008	611750	0005	6/24/02	\$435,000	1780	1600	10	1978	3	15627	Y	N	18210 TERRACE CT
008	611340	0066	6/27/02	\$445,000	1910	1840	10	1987	3	15463	Y	N	19650 MARINE VIEW DR SW
008	292860	0360	10/10/02	\$605,000	2140	0	10	1986	3	20878	Y	N	2841 SW 171ST ST
008	512240	0125	5/28/03	\$550,000	2370	100	10	1990	3	16531	Y	N	2601 SW 164TH PL
008	611790	0230	12/17/02	\$460,000	2410	0	10	1992	3	15016	N	N	225 SW 194TH PL
008	611750	2070	10/28/02	\$764,000	2440	1070	10	2002	3	10059	Y	N	17961 BRITTANY DR SW
008	062204	9120	1/28/03	\$970,000	2570	0	10	1967	3	30600	Y	Y	20631 10TH PL SW
008	061600	0295	6/23/03	\$495,000	2790	0	10	1984	3	14485	N	N	21005 MARINE VIEW DR SW
008	312304	9193	1/29/03	\$440,000	2910	0	10	1978	3	21344	Y	N	18801 2ND AV SW
008	611750	0105	5/16/02	\$580,000	3000	0	10	1987	3	12914	Y	N	18110 RIVIERA PL SW
008	611750	2780	1/22/03	\$1,100,000	3030	0	10	1950	4	39425	Y	Y	18171 NORMANDY TER SW
008	611970	0030	5/14/02	\$540,000	3190	0	10	1987	3	12793	Y	N	18635 5TH PL SW
008	062204	9040	6/23/02	\$499,950	3250	0	10	1990	3	17252	N	N	19210 NORMANDY PARK DR SW
008	776520	0006	5/30/02	\$630,500	3300	830	10	1992	3	22000	N	N	1315 SW 175TH ST
008	611340	0067	5/13/03	\$450,000	3370	0	10	1987	3	15626	Y	N	19472 NORMANDY PARK DR SW
008	611790	0160	3/13/03	\$555,000	3430	0	10	1990	3	15000	N	N	19439 4TH AV SW
008	611790	0510	8/14/02	\$534,000	3560	0	10	1993	3	15000	N	N	19234 NORMANDY PARK DR SW
008	611790	0390	7/2/03	\$638,000	4140	0	10	1991	3	17057	N	N	201 SW 193RD PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	611440	0131	2/11/03	\$750,000	4550	0	10	2001	3	20244	N	N	17228 4TH AV SW
008	167860	0090	5/6/03	\$913,800	4820	0	10	2002	3	17000	N	N	611 SW COLEWOOD LN
008	611790	0490	3/15/02	\$580,000	2640	1610	11	1992	3	15493	N	N	19254 NORMANDY PARK DR SW
008	929080	0020	8/5/03	\$565,000	3510	0	11	2002	3	20300	N	N	18822 1ST PL SW
008	929080	0065	11/18/03	\$640,000	3610	0	11	2001	3	15877	Y	N	18825 1ST PL SW
008	929080	0075	5/21/02	\$650,000	3610	0	11	2001	3	21210	Y	N	18817 1ST PL SW
008	611790	0470	4/9/03	\$590,000	3880	0	11	1990	3	15000	N	N	262 SW 193RD PL
008	611790	0050	9/26/03	\$649,000	4010	0	11	1989	3	15044	N	N	19439 4TH PL SW
008	611790	0220	6/20/03	\$647,000	4080	0	11	1994	3	15009	N	N	239 SW 194TH PL
008	611790	0180	12/30/02	\$645,000	4340	0	11	1989	3	15324	N	N	19455 4TH AV SW

***Improved Sales Removed from this Annual Update Analysis***  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	122303	9142	3/21/03	\$53,671	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
003	184200	0130	9/18/02	\$126,255	DORRatio
003	233880	0050	4/30/02	\$110,000	PrevImp<=10K
003	242303	9183	7/14/03	\$128,862	QUIT CLAIM DEED;
003	273160	0035	10/16/02	\$160,000	UnFinArea
003	296680	0105	10/2/02	\$236,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	354160	0025	2/14/03	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	354160	0150	2/12/02	\$38,712	QUIT CLAIM DEED;
003	354160	0220	3/26/03	\$281,000	UnFinArea
003	354160	0425	1/22/03	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	433220	0119	9/24/02	\$187,500	RELATED PARTY, FRIEND, OR NEIGHBOR
003	447700	0075	4/21/03	\$162,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	632600	0310	10/9/02	\$321,640	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	711000	0015	12/15/02	\$385,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	763240	0277	12/12/02	\$585,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	763580	1105	6/6/03	\$275,000	%Compl
003	763580	1120	3/26/02	\$133,600	QUIT CLAIM DEED DORRatio
003	763580	1391	12/20/02	\$61,244	RELATED PARTY, FRIEND, OR NEIGHBOR;
003	763680	0280	6/20/02	\$925,000	No Representation
003	763740	0100	9/25/03	\$76,500	GOVERNMENT AGENCY PrevImp<=10K
003	777420	0232	12/30/03	\$240,000	RELOCATION - SALE BY SERVICE
003	777420	0232	12/30/03	\$240,000	RELOCATION - SALE TO SERVICE
003	777920	0145	3/14/03	\$405,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	777920	0465	4/10/02	\$317,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	778440	0070	11/17/03	\$389,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	778440	0090	12/26/02	\$325,000	UnFinArea
003	783580	0045	5/13/03	\$415,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	783580	0047	12/15/03	\$344,000	No Representation
003	783580	0049	1/15/02	\$260,000	Diagnostic Outlier
003	783580	0192	9/9/03	\$200,000	Diagnostic Outlier
003	810360	0007	8/9/02	\$65,000	EXEMPT FROM EXCISE TAX DORRatio
008	028265	0090	8/29/02	\$421,500	No Representation
008	028265	0240	1/15/02	\$89,670	QUIT CLAIM DEED DORRatio
008	061600	0085	1/8/02	\$175,000	DORRatio
008	061700	0095	4/11/03	\$51,198	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
008	182720	0240	12/10/03	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	182720	0415	11/20/03	\$660,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	252303	9016	8/6/02	\$360,000	Assessed Value changed on appeal
008	252303	9039	12/19/03	\$999,999	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	252303	9082	6/9/03	\$120,000	DORRatio
008	252303	9277	10/9/02	\$45,000	DORRatio
008	292760	0250	10/1/03	\$489,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	292760	0352	5/15/03	\$180,000	PrevImp<=10K
008	292760	0550	8/13/02	\$510,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	292860	0235	2/12/02	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	292860	0304	8/21/02	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	292860	0385	4/10/02	\$395,000	No Representation
008	300180	0116	1/22/03	\$12,000	QUIT CLAIM DEED DORRatio
008	300180	0123	2/8/02	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	302304	9092	12/2/03	\$345,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	302304	9145	1/3/03	\$250,000	DORRatio
008	302304	9234	9/10/03	\$589,919	PrevLand<=10K
008	302304	9303	6/12/03	\$350,000	RELOCATION - SALE BY SERVICE
008	302304	9303	6/12/03	\$350,000	RELOCATION - SALE TO SERVICE
008	302304	9310	1/18/02	\$460,000	RELOCATION - SALE BY SERVICE
008	302304	9310	1/16/02	\$460,000	RELOCATION - SALE TO SERVICE
008	305580	0010	4/18/03	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	312304	9175	5/6/03	\$146,115	DORRatio
008	312304	9272	1/16/03	\$38,000	Obsol DORRatio
008	433460	0065	9/8/03	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	433460	0075	7/22/03	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	443840	0035	2/7/02	\$85,000	DORRatio
008	443840	0085	7/10/02	\$157,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	507210	0045	3/11/02	\$330,000	RELOCATION - SALE BY SERVICE
008	509780	0190	5/6/03	\$523,000	RELOCATION - SALE BY SERVICE Obsol
008	509780	0190	5/6/03	\$523,000	RELOCATION - SALE TO SERVICE Obsol
008	512240	0160	11/24/03	\$545,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	610890	0050	9/11/03	\$1,700,000	No Representation
008	611140	0025	12/9/02	\$48,343	QUIT CLAIM DEED;
008	611230	0030	10/4/02	\$415,000	NON-REPRESENTATIVE SALE
008	611440	0106	6/15/03	\$175,500	PARTIAL INTEREST (103, 102, Etc.) DORRatio
008	611540	0009	6/27/03	\$149,500	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
008	611540	0240	5/13/02	\$485,000	No Representation

***Improved Sales Removed from this Annual Update Analysis***  
**Area 49**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	611650	0198	5/3/02	\$450,000	PARTIAL INTEREST (103, 102, Etc.)
008	611750	0015	9/16/03	\$198,344	CORPORATE AFFILIATES; QUIT CLAIM DEED DORRatio
008	611750	1225	8/16/02	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	611750	1385	12/11/02	\$184,000	DORRatio
008	611750	1670	4/18/03	\$1,110,000	Obsol
008	611750	1680	3/4/03	\$702,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	611750	1835	3/26/02	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	611750	2095	2/11/03	\$470,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	611750	2095	8/28/02	\$460,000	EXEMPT FROM EXCISE TAX
008	611750	2791	5/19/02	\$655,000	RELOCATION - SALE BY SERVICE
008	611750	2791	5/25/02	\$655,000	RELOCATION - SALE TO SERVICE
008	611750	2794	12/4/02	\$1,175,000	Obsol
008	611790	0220	11/13/02	\$625,000	RELOCATION - SALE BY SERVICE
008	611790	0220	9/25/02	\$625,000	RELOCATION - SALE TO SERVICE
008	611790	0500	6/17/02	\$160,000	DORRatio
008	611860	0005	2/8/03	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
008	612020	0040	9/18/03	\$629,000	%Compl ActivePermitBeforeSale>25K
008	645620	0025	9/29/03	\$285,000	RELOCATION - SALE BY SERVICE
008	645620	0025	9/29/03	\$285,000	RELOCATION - SALE TO SERVICE
008	789380	2380	7/11/03	\$339,000	Obsol
008	809600	0176	9/17/03	\$227,400	Diagnostic Outlier
008	929080	0050	4/23/02	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Vacant Sales Used in this Annual Update Analysis***  
**Area 49**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
3	122303	9015	11/01/02	\$91,000	41605	N	N
3	233880	0045	10/17/02	\$120,000	22815	Y	N
8	062204	9026	11/01/02	\$109,050	108286	Y	N
8	182720	0070	11/20/03	\$125,000	15369	Y	N
8	292760	0645	12/08/03	\$200,000	11190	Y	N
8	611340	0087	07/28/03	\$235,000	15025	N	N
8	611340	0088	07/28/03	\$230,000	15025	N	N
8	611540	0267	08/26/03	\$100,000	18000	N	N
8	611750	2070	05/28/02	\$220,000	10059	Y	N

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 49**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	132303	9012	03/24/03	\$132,000	GOVERNMENT AGENCY;
8	061700	0096	04/11/03	\$36,075	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	062204	9033	12/11/03	\$1,720,000	SEG/MERG
8	302304	9383	05/14/02	\$15,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
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**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr